THE CITY OF SAN DIEGO

OTAY MESA COMMUNITY PLAN UPDATE

Planning Commission Workshop #2 21 September 2006



Overview

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3. Public Outreach

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10. Public Comments and Planning Commission Discussion



Introductions

- William Anderson, FAICP, Director of City Planning and Community Investment
- Mary Wright, AICP, Program Manager
- Theresa Millette, AICP, Senior Planner
- Charlene Gabriel, Facilities Financing
- Jeanne Krosch, MSCP Section
- Mark Steele, FAIA, AICP, MW Steele Group
- Manjeet Ranu, AICP, MW Steele Group
- Carolina Gregor, SANDAG



Background

Mary Wright, AICP, Program Manager

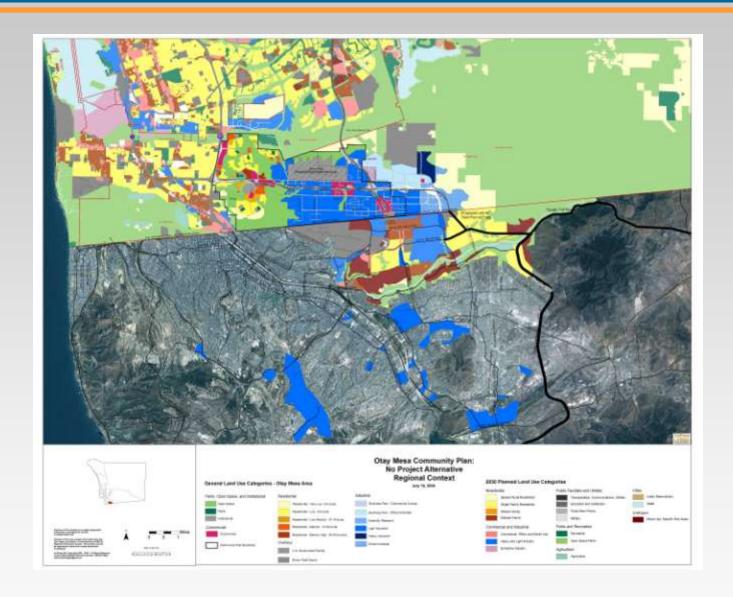


Regional Location



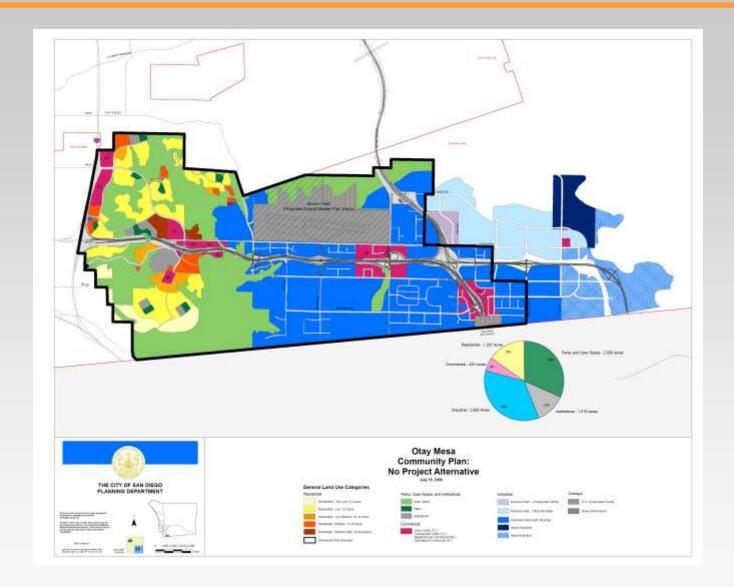


Regional Perspective





No Project Alternative (Adopted Plan)





Planning for Otay Mesa

- 9,300-acre community of the City of San Diego
- Comprehensive community plan created in 1981
- Numerous minor amendments since 1981

 Only significant amendment was to designate Multiple Habitat Planning Area open space in 1997



History of the Community Plan Update

Need for an update identified in late 1990s.

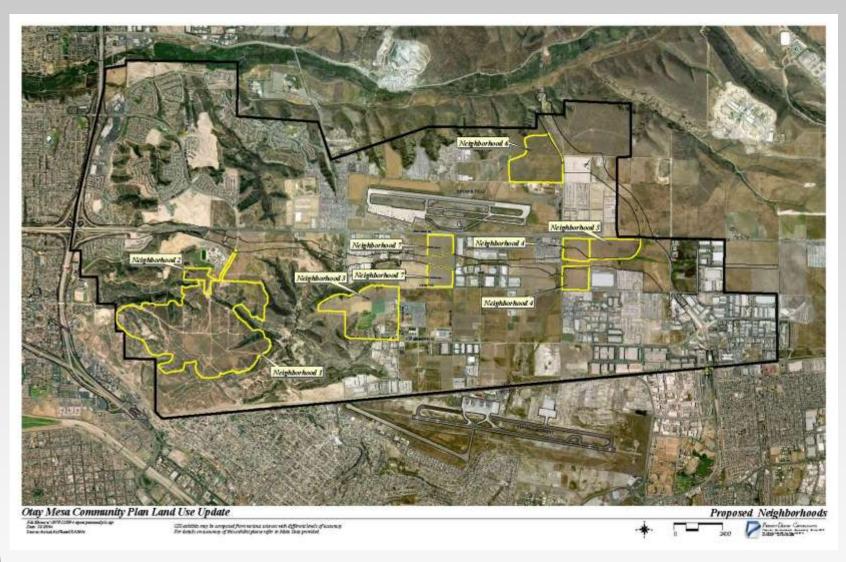
Work on a comprehensive update began in 2001

Resource constraints resulted in diminished activity

 Otay Mesa Planning Coalition formed in 2004 to fund technical support to accelerate the update



Coalition Neighborhoods





Public Outreach

Theresa Millette, AICP, Senior Planner



Overview of Public Process Through Today

- 2001: Update commences
- 2002: Community workshop #1
- March 2004: Otay Mesa Planning Coalition formed
- May 2004: Scoping Meeting
- August 2004: Stakeholder workshops
- June 2005: Concept Plan available
- August 2005: Planning Commission workshop
- August 2005: Public and property owner workshop #2
- October 2005 January 2006: Roundtables





Overview of Public Process Through Today

- March 2006: Plan scenarios available
- June 2006: Public and property owner workshop #3
- July 2006: Revised plan scenarios available
- Ongoing: Regular meetings of the Otay Mesa Planning Group
- Ongoing: Technical Working Group



Stakeholder Outreach

- Southwestern College Faculty
- Chula Vista Chamber of Commerce
- San Ysidro Chamber of Commerce
- South County Economic Development Council
- Chula Vista Rotary
- Casa Familiar
- Pacific Southwest Association of Realtors
- Rotary of San Ysidro-Otay
- NAIOP Legislative Committee
- Otay Mesa Chamber of Commerce
- Otay Mesa Chamber of Commerce: Six Sub-committee Meetings
- San Diego Housing Federation



Stakeholder Outreach

- Customs and Border Protection
- San Ysidro School District
- Sweetwater Union High School District
- San Diego County Air Pollution Control District
- County of San Diego
- San Diego Housing Commission
- Otay Mesa Improvement Alliance
- East Otay Mesa Property Owners Association
- SANDAG
- Councilmember Ben Hueso, District 8
- Various individual property owners
- Ocean View Hills Neighborhood Leaders
- And many others



Previous Planning Commission Comments

- 1. Conduct a retrospective analysis of the 1981 Otay Mesa community plan
- 2. Include affordable and workforce housing
- 3. Study border operations
- 4. Analyze regional and local economic trends affecting industrial land

5. Address land use compatibility issues



Roundtables

- 1. Industrial Land—Types, Supply and Capacity
- 2. Parks
- 3. Schools
- 4. International Trade
- 5. Brown Field & Cross Border Terminal
- 6. Local Infrastructure Needs
- 7. Truck Traffic, Air Quality & Housing
- 8. SR-905, SR-125 and SR-11 Corridor Planning and Funding Considerations



Industrial Land Roundtable

- Evolution of industry
- Global influences on local manufacturing
- Complementary land uses
- Capacity versus supply
- Base sector industries
- Cross border trade uses
- Role for Otay Mesa in region



Parks Roundtable

- Joint use remains a key land planning principle
- Flexibility in meeting levels of service
- Active parks not to be buffers
- Projected population per household rate for Otay
 Mesa appears too high for multi-family housing
- Safe linkages



Schools Roundtable

- Joint use remains a key land planning principle
- Southwestern College high school site opportunity
- Alternative facilities, multi-story schools, site design and K-8 schools
- School generation rates only slightly increasing for multi-family
- California Department of Education must approve school sites based on guidelines



International Trade Roundtable

- Customs and Border Protection would consider shifting commercial operations to new port of entry, among other alternatives
- Most businesses associated with international trade in Otay Mesa are the logistics users
- Manufacturing does not have a substantial presence in Otay Mesa
- Otay Mesa and East Otay Mesa need to be considered together
- Truck storage and warehousing supports international trade



- Traffic congestion and wait times at the San Diego-Baja California POEs cost the binational region \$4.2 billion in lost output and a loss of more than 42,000 jobs in 2005
- If steps are not taken to improve border crossing and transportation infrastructure and management, these losses are projected to more than double in the next ten years



Brown Field & Cross Border Terminal Roundtable

- Importance of Brown Field to the community
- Limitation on reducing size of airport runway
- Important to Customs and Border Protection, logistics and operates as a port of entry for inbound flights
- Hillsboro, Oregon Airport as the model
- Need to begin master plan update
- Cross Border Terminal would provide direct access to Tijuana Airport via a new, limited use port of entry



Local Infrastructure Needs Roundtable

- Current funding system too slow to meet infrastructure needs
- Combination of land uses and funding sources needed to dramatically accelerate badly needed infrastructure, which Otay Mesa needs to succeed



Truck Traffic, Air Quality & Land Use Planning Roundtable

- Cal ARB Handbook is a guide—local conditions, local agencies, other needs and community input needed to determine appropriate buffers
- Most international trade truck traffic occurs in an area around logistics users, which is fairly contained south of Airway Road
- New regulations will reduce emissions, but truck traffic growth will add to emissions
- Need to understand truck idling concentrations



- New maps may require completion of SR-905
- Agencies need to work with representatives to build consensus on re-allocating truck route funds to SR-905
- Development could help carry interest costs to close funding gap; otherwise ready to bid project
- SR-11 desired at same time as third port of entry
- Increase development intensity/density to support transit
- CTV would be interested in tolling SR-11



Vision and Objectives



Vision Statement (Working Draft)

Otay Mesa: a community of San Diego evolving into an integrated, sustainable and prosperous place that plays a prominent role in the region, provides economic and social opportunities for our citizens, protects environmental quality, and leverages bi-national economic collaboration to benefit Southern California, Baja California and beyond.



Goals of the Plan Update

- Regional Center: enhance Otay Mesa's role in the region
- Create Complete Places: balanced, integrated mix of uses within and across Otay Mesa
- Transit: coordinate land use planning to support high frequency transit service

Build Needed Infrastructure: include development that can finance infrastructure improvements



Goals of the Plan Update

- Diversify: broaden the industry profile and increase employment
- Industrial Capacity: protect and enhance
- International Trade: support activities
- Housing: provide more housing and meet workforce needs
- Brown Field: improved utilization and integration within Otay Mesa

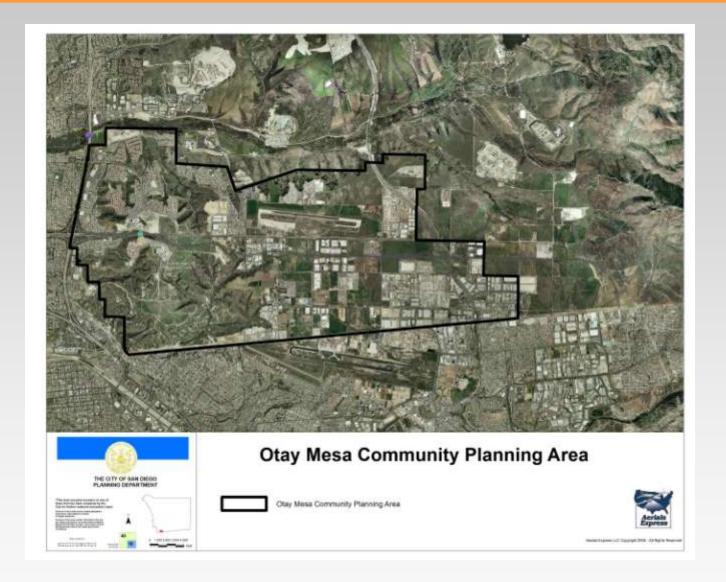


Land Use Plan Scenarios

Mark W. Steele, FAIA, AICP MW Steele Group

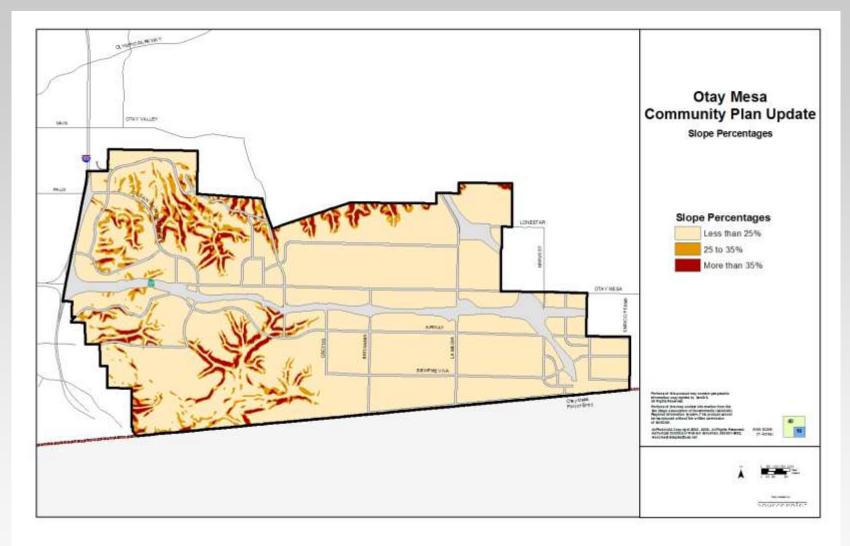


Otay Mesa Planning Area



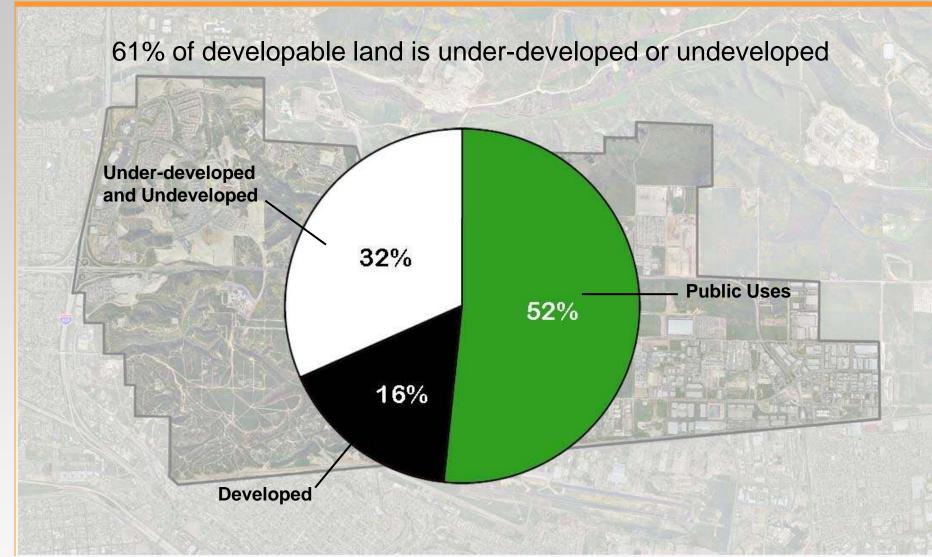


Topography



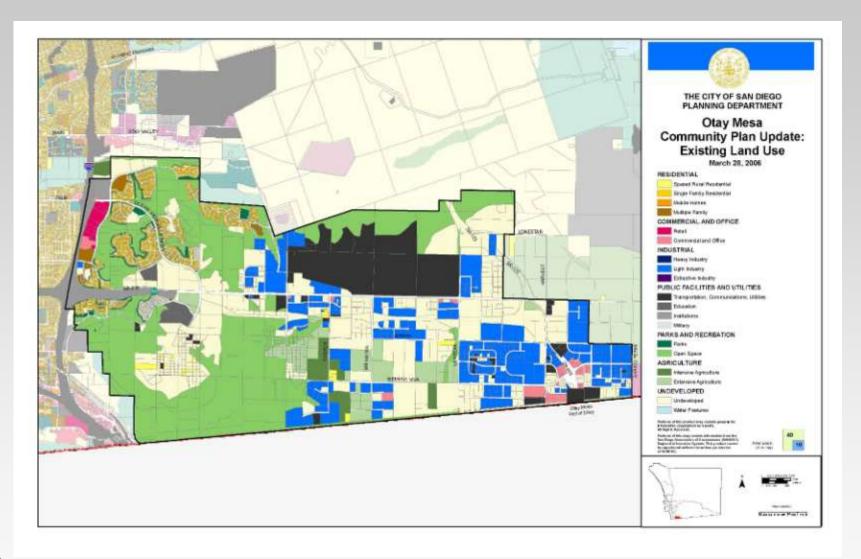


Land Availability



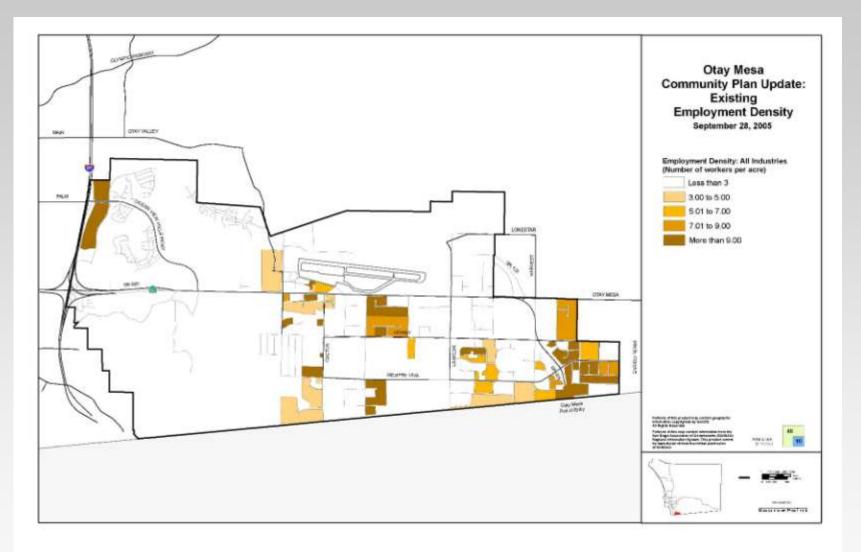


Current Actual Land Use



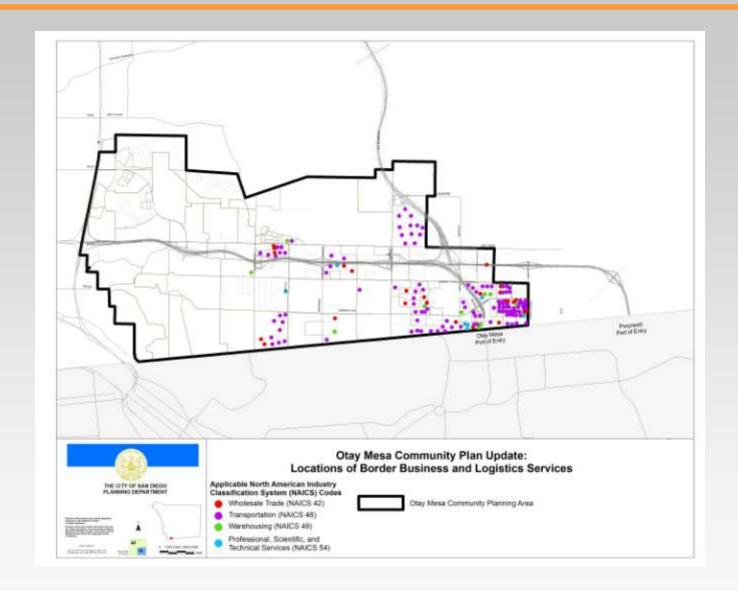


Existing Employment Density: 6.2 Jobs Per Net Acre



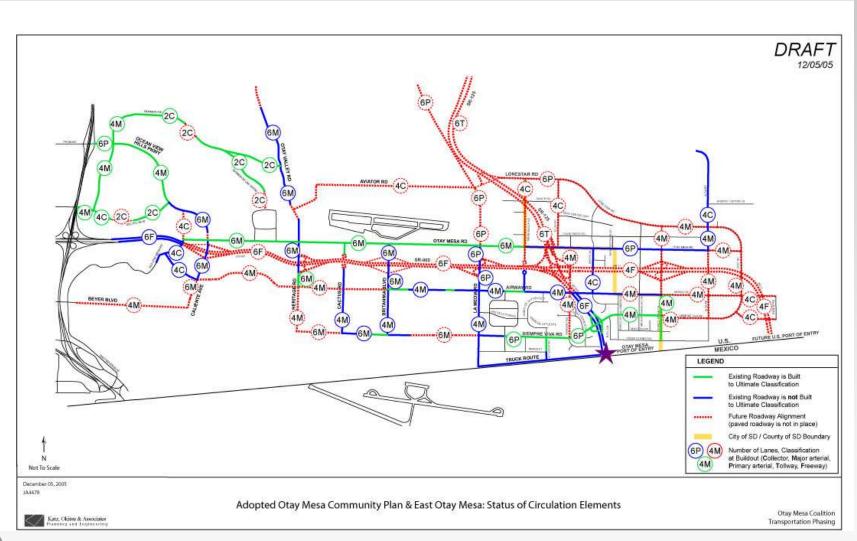


Locations of Logistics Industry Businesses



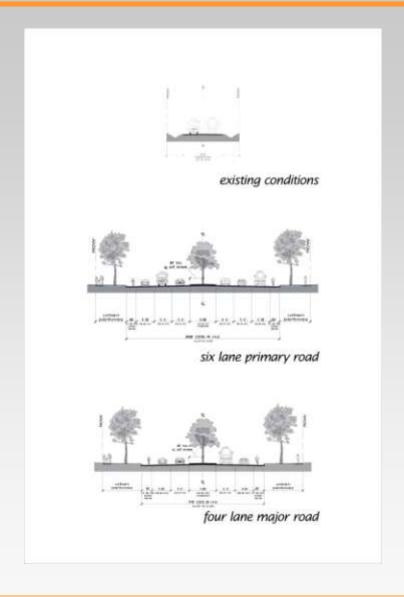


Planned Build-out Roadway Network





Otay Mesa Streets—Today and Tomorrow





Street Cross-sections



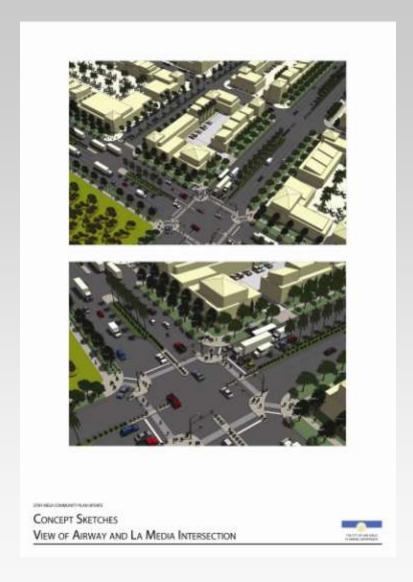


Airway Transit Boulevard Alternatives





Illustrative Perspective

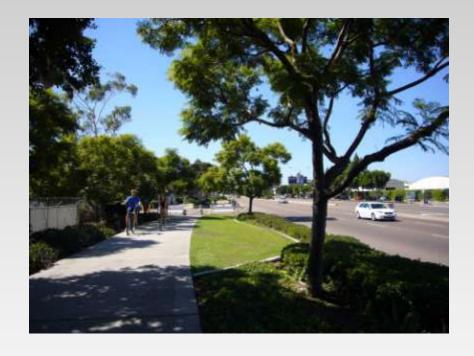




Pedestrian Considerations







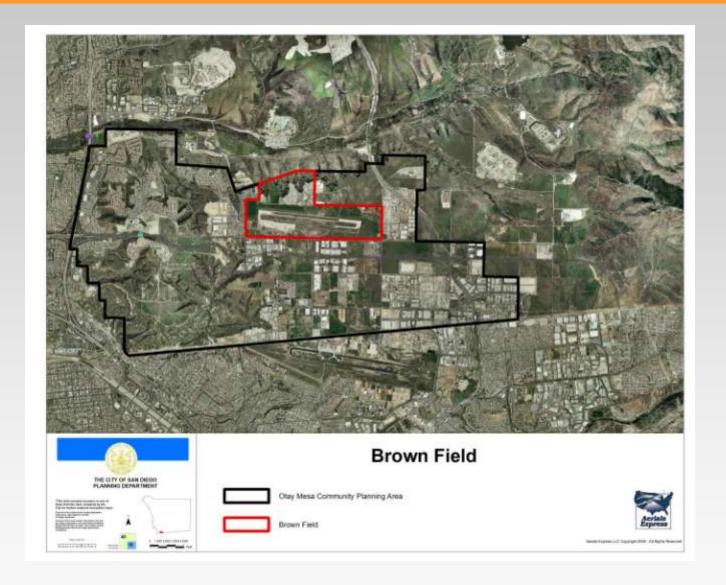


Proposed Regional Drainage Facility



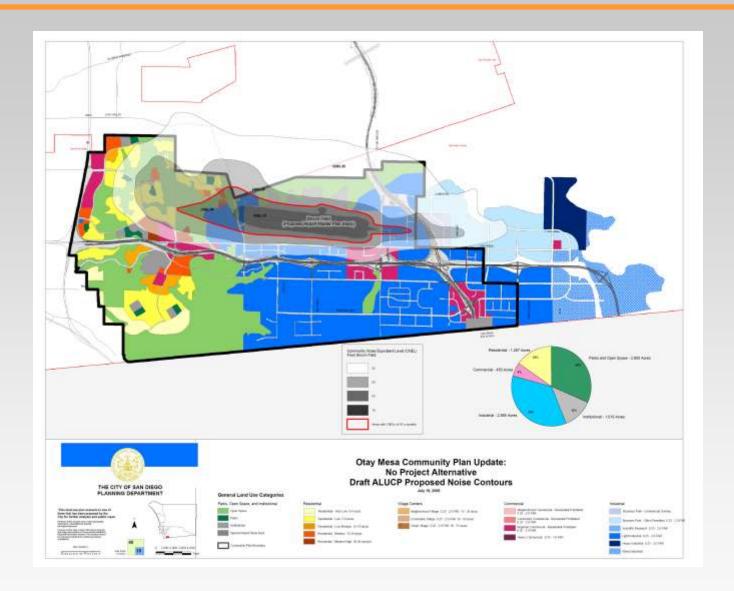


Brown Field



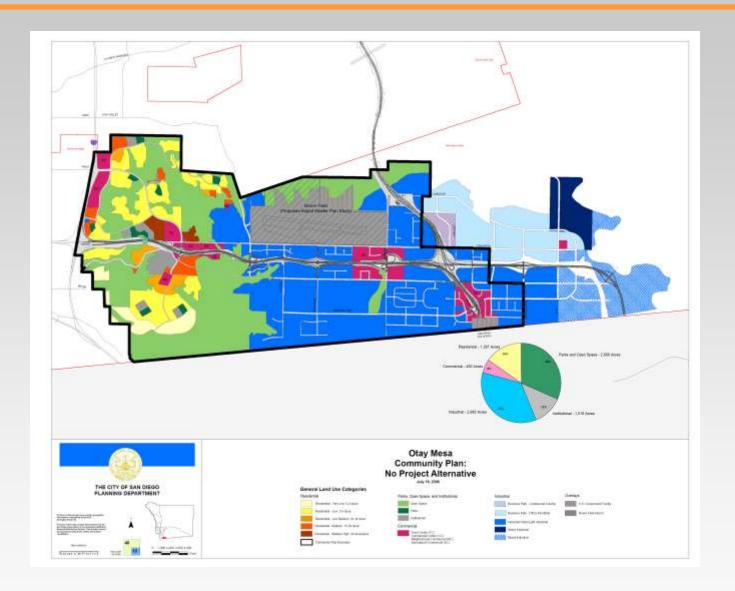


Brown Field: Proposed Noise Contours



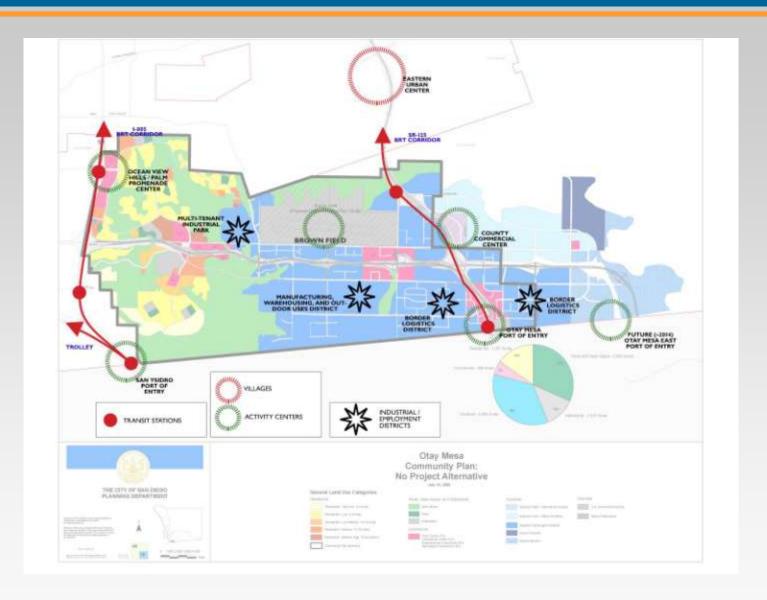


No Project Alternative

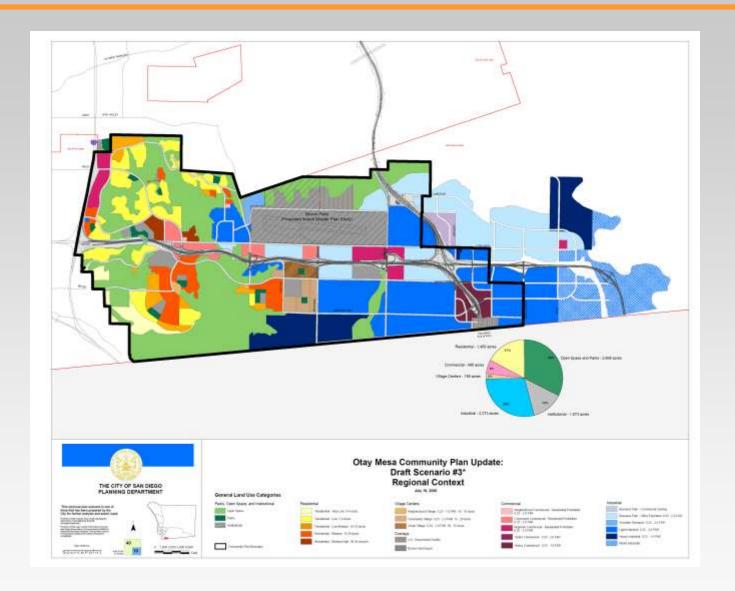




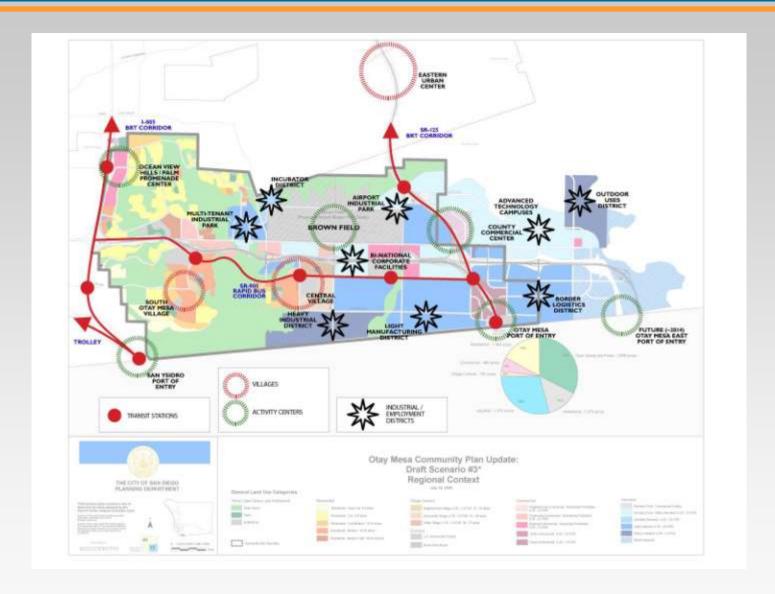
No Project Alternative



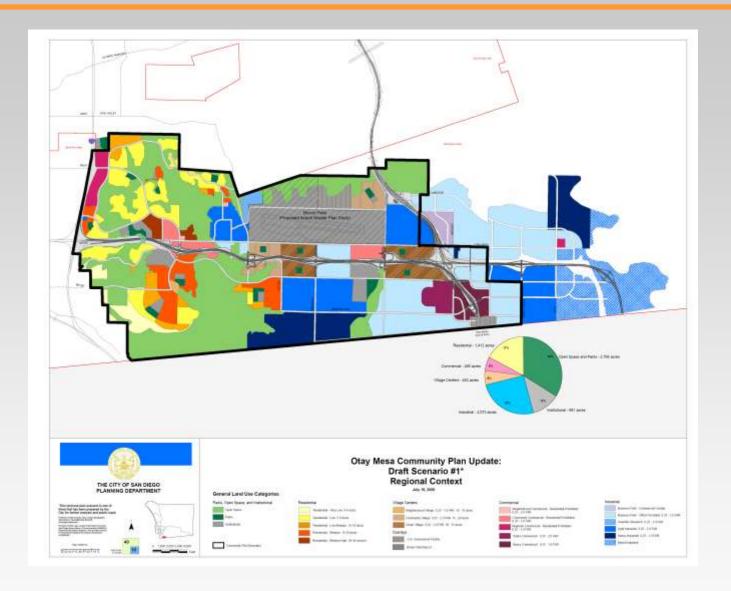




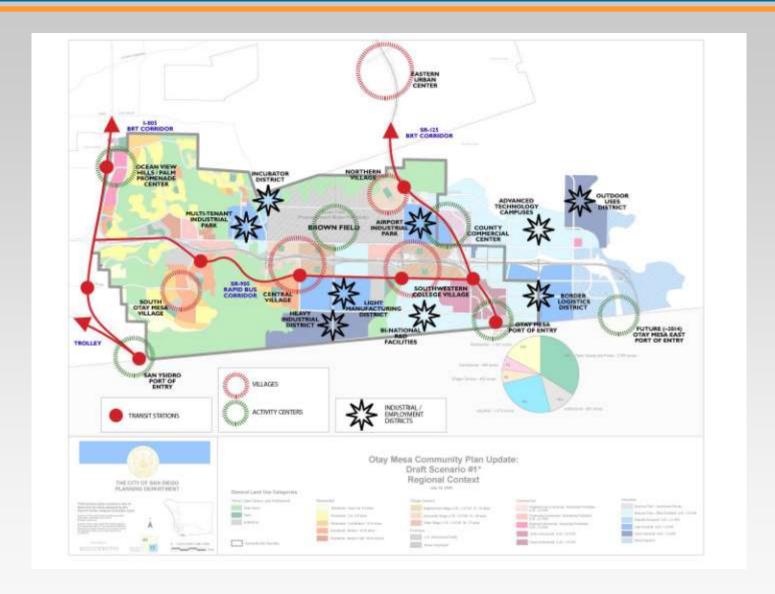




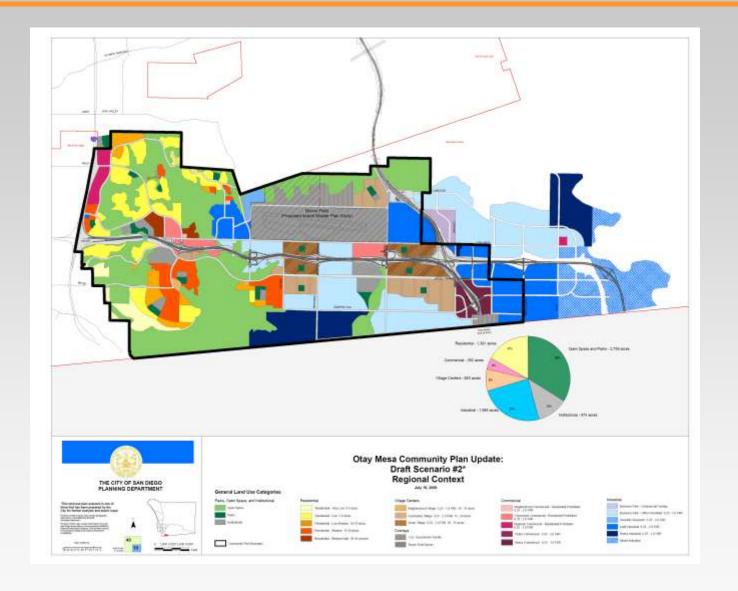




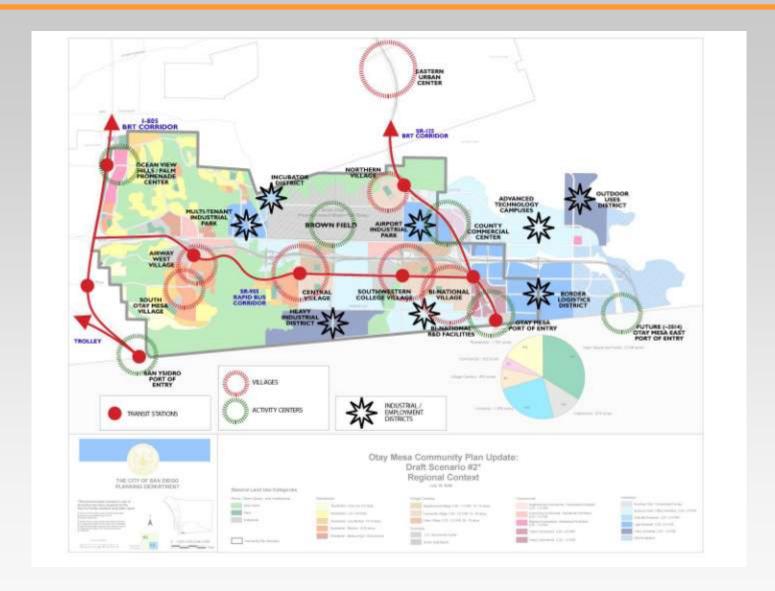






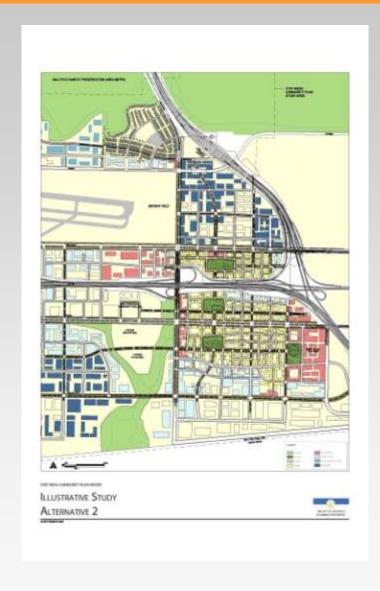








Illustrative Plan





Village Center Character



















Commercial Character



















Industrial & Employment Character



















Institutional Character



















Residential Character

















Open Space & Parks Character

















Statistical Comparisons

Manjeet Ranu, AICP, MW Steele Group



Statistical Comparisons

	No Project	Scenario #1	Scenario #2	Scenario #3
Industrial	2,885	2,073	1,985	2,373
Commercial	450	465	352	466
Institutional	1,019	981	974	1,073
Parks and Open Space	2,600	2,764	2,759	2,688
Village Centers	-	482	683	186
Residential	1,267	1,412	1,391	1,409
Right-of-Way	1,098	1,142	1,175	1,124
TOTALAREA	9,319	acres	14.6	square miles

Statistical Comparisons: Industrial Land

Absorption Rate 2005–2030	Acres	Scenario #1: Available Industrial Acres After 2030*	Scenario #2: Available Industrial Acres After 2030*	Scenario #3: Available Industrial Acres After 2030*
Low	680	610	535	815
Medium	880	410	335	615
High	1,340	-55	-125	155



^{*}Figure assumes development of presently vacant land and redevelopment of underutilized industrial land.

Statistical Comparisons: Commercial Land

Absorption Rate 2005 – 2030	Acres	Scenario #1: Available Commercial Acres After 2030*	Scenario #2: Available Commercial Acres After 2030*	Scenario #3: Available Commercial Acres After 2030*
Low	107	304	244	197
	to 129	to 327	to 266	to 219
Medium	112	299	239	192
	to 134	to 322	to 261	to 214
High	116	295	235	188
	to 138	to 318	to 257	to 210



Statistical Comparisons: Housing

Absorption Rate 2005 – 2030	Housing Units	Scenario #1: Available Housing Units After 2030*	Scenario #2: Available Housing Units After 2030*	Scenario #3: Available Housing Units After 2030*
Forecasted Demand	16,900	9,000	11,400	-1,600

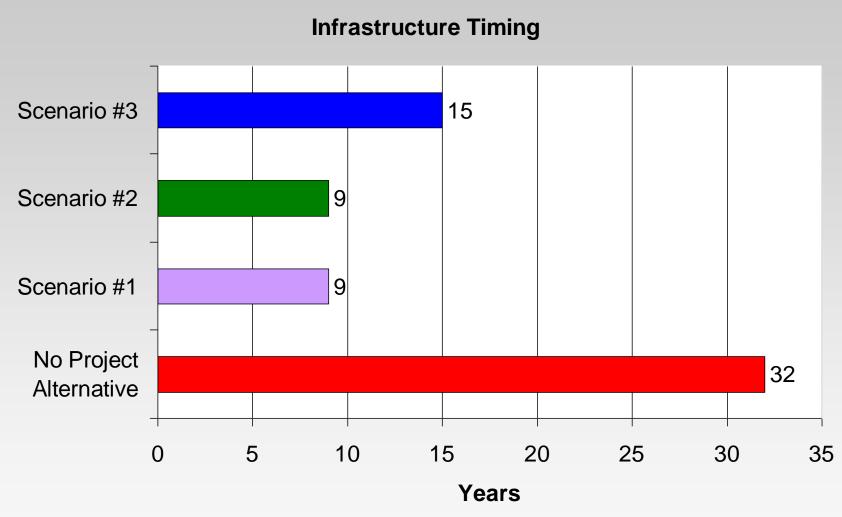


Statistical Comparisons: Infrastructure

	Build-out Timing (Years)	Residential Fee (per SFD unit)	Residential Fee (per MFA unit)	Industrial Fee (per acre)
No Project Alternative	32	\$20,000	\$14,000	\$41,000
Scenario #1	9	\$30,000	\$21,000	\$60,000
Scenario #2	9	\$30,000	\$21,000	\$60,000
Scenario #3	15	\$30,000	\$21,000	\$96,000



Statistical Comparisons: Infrastructure Timing





Discussion Points

Mary Wright, AICP, Program Manager

Theresa Millette, AICP, Senior Planner

Charlene Gabriel, Facilities Financing

Jeanne Krosch, MSCP Section



Discussion Points

- Industrial land supply
- Housing
- Brown Field
- International Border Operations
- Infrastructure, Public Facilities and Circulation
- Environmental



CEQA Roadmap

Manjeet Ranu, AICP, MW Steele Group



CEQA Roadmap

Program EIR

All scenarios to be analyzed equally

All scenarios to be alternatives to each other

 Additional alternative to analyze full compliance with Environmentally Sensitive Lands Ordinance



What Needs to Be Studied?

- Air Quality/Odor
- > Airport
- Biological Resources
- Energy Conservation
- Geology/Soils
- Historical Resources
- Human Health/PublicSafety/Hazardous Materials
- Hydrology/Water Quality
- Infrastructure Financing & Phasing
- Land Use Compatibility
- Natural Resources/Agriculture

- Noise
- Paleontological Resources
- Pedestrian Access
- Population & Housing
- Public Services
- Traffic/Circulation
- > Truck Traffic
- Utilities
- Vernal Pools
- Visual Effects & Neighborhood
 - Character
- Water Supply



Related Regional Studies

Carolina Gregor, SANDAG



Related Regional Studies

- Regional Growth Forecast
- 2007 Regional Transportation Plan Update
- Otay Mesa Mesa de Otay Binational Corridor Strategic Plan
- East Otay Mesa Port of Entry Functionality Study
- SR-11 Environmental Study
- Financial Feasibility Study of SR-11 and East Otay Mesa POE
- Regional Goods Movement Action Plan



Next Steps

Theresa Millette, AICP, Senior Planner



Next Steps

Remaining Process

Otay Mesa Community Planning Group Input

Public & Stakeholder Input

Analytical (EIR)

Additional Public Input

Modify Scenarios



Plan Scenario Selected by City Council & Community Update is Completed



THE CITY OF SAN DIEGO

OTAY MESA COMMUNITY PLAN UPDATE

Planning Commission Discussion



Project Schedule

- July 2006: Revised Plan Scenarios Available
- Fall 2006: Analytical Evaluation of Scenarios Commences (EIR)
- Spring 2007: Draft Environmental Impact Report (EIR) Available
- Fall 2007: Planning Commission makes a recommendation on the Community Plan Update
- Fall 2007: City Council Takes Final Action on the Community Plan Update



THE CITY OF SAN DIEGO

OTAY MESA COMMUNITY PLAN UPDATE

Public Comments

